

City of Dublin Planning and Zoning Commission

Planning Report

Thursday, March 12, 2015

BSD Residential District – Tuller Flats Development – Preliminary and Final Plats

Case Summary

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| Agenda Item | 4 |
| Case Number | 15-013PP/FP |
| Site Location | South side of Tuller Road, east of Tuller Ridge Drive. |
| Proposal | This is a request for a preliminary and final plat for a multiple-family development on a 20.44-acre site. The proposal includes new public streets and 14 blocks for development for the overall site. |
| Property Owner | Thomas Family Limited Partnership and City of Dublin. |
| Applicant | Brent Sobczak, Casto. |
| Representative | Aaron Underhill, Underhill Yaross, LLC. |
| Planning Contact | Jennifer M. Rauch, AICP, Senior Planner (614) 410-4690, jrauch@dublin.oh.us |
| Requests | Review and recommendation of approval to City Council of a preliminary and final plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances). |
| Planning Recommendation | Recommendation of approval of the preliminary and final plat with one condition. Based on Planning's analysis, the proposal meets the requirements of the Subdivision Regulations, subject to one condition. |
| Condition 1) | The applicant ensure any minor technical adjustments and other adjustments be made prior to final review by City Council. |

Facts

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| Site Area | ± 20.44 acres |
| Zoning | BSD Residential District |
| Surrounding Zoning and Uses | <p>The site is part of the Bridge Street District and is defined by Tuller Road to the north, Sycamore Ridge Apartments to the south, Tuller Ridge Drive and commercial development to the west.</p> <p>The site, the commercial development to the northwest and the Sycamore Ridge apartments are zoned BSD Residential District. The area northeast of the site is zoned BSD Sawmill Center Neighborhood District. The area across Tuller Road is zoned BSD Office Residential District.</p> |
| Preliminary and Final Plat, Site Plan, and Rezoning | <p>The Tuller Flats development project involves the subdivision of 20.44 acres of land into multiple parcels/lots and blocks for development, in addition to the dedication of right-of-way. The proposed preliminary and final plat coincides with the same 20.44-acre Site Plan Review, Development Plan, and rezoning for Sycamore Ridge Park.</p> <p>Review of the preliminary and final plat is governed by the Subdivision Regulations, Chapter 152 of the Dublin Code of Ordinances. The preliminary and final plats are a technical analysis of the subdivision of land and dedication of rights-of-way and require review and recommendation by the Planning and Zoning Commission and approval by City Council.</p> |

Details

Preliminary and Final Plat

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| Plat Overview | <p>The proposed preliminary and final plat includes:</p> <ul style="list-style-type: none"> • A grid street network in accordance with the Community Plan; • Five new public streets (Watson Street, Deardorff Street, Graham Street, McCune Street, John Shields Parkway); • 14 development blocks (Lots 1- 14) subdivided by public streets; • Typical street sections; and • Tree survey. |
| Site Conditions | <p>The plat shows existing site conditions, including the existing parcel lines, rights-of-way, building footprints, vehicular use areas, grades, and utilities. The site was farmed and the majority of existing site features are on the south end of the property.</p> |

| Details | Preliminary and Final Plat |
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| Streets | <p>The proposed preliminary and final plat for 20.44 acres establishes 14 blocks coinciding with 14 developable lots with new public rights-of-way to establish the street network, block layout and dimensions in accordance with the Community Plan and Bridge Street District Street Network adopted through the Zoning Code.</p> <ul style="list-style-type: none"> • <i>John Shields Parkway</i> is a 76-foot right-of-way for a District Connector, signature street to be constructed per the approved development agreement. • <i>Watson and Deardorff Streets</i> are Neighborhood Streets that run north/south and connect Tuller Road with John Shields Parkway. • <i>Graham Street</i> is also a Neighborhood Street that runs north/south and connects John Shields Parkway south through the development. • <i>McCune Avenue</i> is a Neighborhood Street that runs east/west parallel to Tuller Road and connects between Watson Street, Deardorff Street and future Hobbs Landing West. <p>The Neighborhood Streets provide all required streetscape elements, including:</p> <ul style="list-style-type: none"> - 50-foot rights-of-way - Two travel lanes; - Parallel parking spaces on one sides of the street; - 6-ft. planter/sidewalk area; - 6-ft. sidewalk. |
| Lots | <p>Lot descriptions are provided below. §153.060 (C)(2) provides maximum block sizes for the BSC Residential Districts at 500 feet for block length, and 1,750 feet for block perimeter.</p> <p>Lot 1 2.069 acres between Tuller Drive and McCune Avenue, east of Deardorff Street.</p> <p><i>Block Dimensions</i> Lengths: 215.31 ft. (north), 296.45 ft. (east), 329.88 ft. (south), and 268.96 (west). Perimeter: 1,110 ft.</p> |

Details

Preliminary and Final Plat

Lot 2

1.994 acres between McCune Avenue and John Shields Parkway, east of Deardorff Street.

Block Dimensions

Lengths: 330.40 ft. (north), 248.91 ft. (east), 333.86 ft. (south), 265.10 ft. (west). Perimeter: 1,178 ft.

Lot 3

0.531 acres at the southeast corner of John Shields Parkway and Deardorff Street. A variable width greenway is planned along the south side of John Shields Parkway.

Block Dimensions

Lengths: 334 ft. (north), 81 ft. (east), 334 ft. (south), 66 ft. (west). Perimeter: 815 ft.

Lot 4

1.083 acres at the southeast corner of John Shields Parkway and Deardorff Street, south of Lot 3.

Block Dimensions

Lengths: 335 ft. (north), 141 ft. (east), 336 ft. (south), 140 ft. (west). Perimeter: 952 ft.

Lot 5

0.968 acres between Watson Street and Deardorff Street, south of Lot 6.

Block Dimensions

Lengths: 302 ft. (north), 140 ft. (east), 302 ft. (south), 139 ft. (west). Perimeter: 883 ft.

Lot 6

0.457 acres between Watson Street and Deardorff Street, south of John Shields Parkway. A variable width greenway is planned along the south side of John Shields Parkway.

Block Dimensions (approximate)

Lengths: 302 ft. (north), 66 ft. (east), 302 ft. (south), 66 ft. (west). Perimeter: 736 ft.

Details

Preliminary and Final Plat

Lot 7

0.390 acres between Graham and Watson Streets, south of John Shields Parkway. A variable width greenway is planned along the south side of John Shields Parkway.

Block Dimensions (approximate)

Lengths: 257 ft. (north), 66 ft. (east), 257 ft. (south), 66 ft. (west).

Perimeter: 646 ft.

Lot 8

0.932 acres between Graham and Watson Streets, south of Lot 7.

Block Dimensions

Lengths: 257 ft. (north), 139 ft. (east), 257 ft. (south), 173 ft. (west).

Perimeter: 826 ft.

Lot 9

1.102 acres between Tuller Ridge Drive and Graham Street, south of Lot 10.

Block Dimensions

Lengths: 458 ft. (north), 180 ft. (east), 487 ft. (south), 90 ft. (west).

Perimeter: 1,215 ft.

Lot 10

0.294 acres between Tuller Ridge Drive and Graham Street, south of John Shields Parkway. A variable width greenway is planned along the south side of John Shields Parkway.

Block Dimensions

Lengths: 458 ft. (north), 28 ft. (east), 458 ft. (south), 28 ft. (west).

Perimeter: 972 ft.

Lot 11

0.713 acres between John Shields Parkway and McCune Avenue, west of Watson Street.

Block Dimensions

Lengths: 117 ft. (north), 265 ft. (east), 117 ft. (south), 265 ft. (west).

Perimeter: 764 ft.

| Details | Preliminary and Final Plat |
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| | <p>Lot 12 1.837 acres between John Shields Parkway (south) and McCune Avenue (north), east of Watson Street and west of Deardorff Street.</p> <p><i>Block Dimensions</i> Lengths: 302 ft. (north), 265 ft. (east), 302 ft. (south), 265 ft. (west). Perimeter: 1,134 ft.</p> <p>Lot 13 1.859 acres between McCune Avenue (south) and Tuller Road (north), east of Watson Street and west of Deardorff Street.</p> <p><i>Block Dimensions</i> Lengths: 302 ft. (north), 269 ft. (east), 302 ft. (south), 269 ft. (west). Perimeter: 1,142 ft.</p> <p>Lot 14 0.722 acres between McCune Avenue and Tuller Road, west of Watson Street.</p> <p><i>Block Dimensions</i> Lengths: 117 ft. (north), 267 ft. (east), 117 ft. (south), 267 ft. (west). Perimeter: 768 ft.</p> |
| Utilities | <p>There is a public 12-inch sanitary sewer to serve this site, which runs along the northern side of Tuller Road. Water service will be provided with the construction of John Shields Parkway, in accordance with the approved development agreement. The plat is also providing adequate easements for the proposed utilities.</p> |
| Stormwater | <p>The public improvements will be done in compliance with Chapter 53, Stormwater Regulations. The private development has proposed to use a combination of pervious pavers, StormTech Chambers and new storm sewer mains and structures to adequately treat and route the stormwater. The new public streets will be treated in a separate area located in the Village Square in Block D. Proposed storm sewer structures and main will connect to this area and treat all stormwater in accordance with Dublin City code and other applicable regulations.</p> |

| Details | Preliminary and Final Plat |
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| Open Space | Based on a request from the City to create a stronger urban edge along the proposed John Shield Parkway Greenway, the development agreement included a land exchange which provided the City with right-of-way for John Shields Parkway and an exchange of open spaces. The 3.5 acres at the southwest corner of the site (Sycamore Ridge Park) is currently City parkland zoned BSC-Public and under review for a rezoning to BSC-Residential for Tuller Flats. The plat includes a 1.83 acres of open space designated as a Central Square (Lot 12) and 1.67 acres for the creation of the John Shields Parkway Greenway (Lots 3, 6, 7, and 10), all of which is to be dedicated to the City. |
| Tree Preservation | The tree survey includes a table listing all trees to be removed and their conditions. Of those surveyed, 78 trees, or 871 inches, are required to be replaced, which are met with the proposed Site Plan Review. §153.065(D)(9)(b) provides for exemptions to tree replacements requirements when trees were required as part of a previously approved development plan, where streets and structures are located where required by the Zoning Code and for the provision of utilities. |

| Analysis | Preliminary and Final Plat |
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| Process | The Subdivision Regulations §152.018 identify requirements for the review and approval for a plat. Following is an analysis by Planning based on a summary of those requirements. |
| 1) Plat Information and Construction Requirements <i>Condition</i> | Criterion met with condition: This proposal is consistent with the requirements of the Subdivision Regulations and all required information is included on the plat. The applicant must ensure that any minor technical adjustments to the plat are made prior to final City Council submittal. |
| 2) Street, Sidewalk, and Bike path Standards | Criterion met: Street widths, grades, curvatures, and other details comply with the appropriate Code Sections and Engineering requirements. Public streets meet City construction standards. |

| Analysis Preliminary and Final Plat | |
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| 3) Utilities | Criterion met: Utility lines are adequately sized and located to serve the development. |

| Recommendation Preliminary and Final Plat | |
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| Approval | This proposal complies with the preliminary and final plat criteria and a recommendation to City Council for approval of this request is recommended with one condition. |
| Condition | 1) The applicant ensure any minor technical adjustments and other adjustments are made prior to final review by City Council. |

PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

- 1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
- 2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
- 3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.